



LIVE A  
CELEB  
LIFE

GO BEYOND ORDINARY.



ROSWALT ZAIDEN



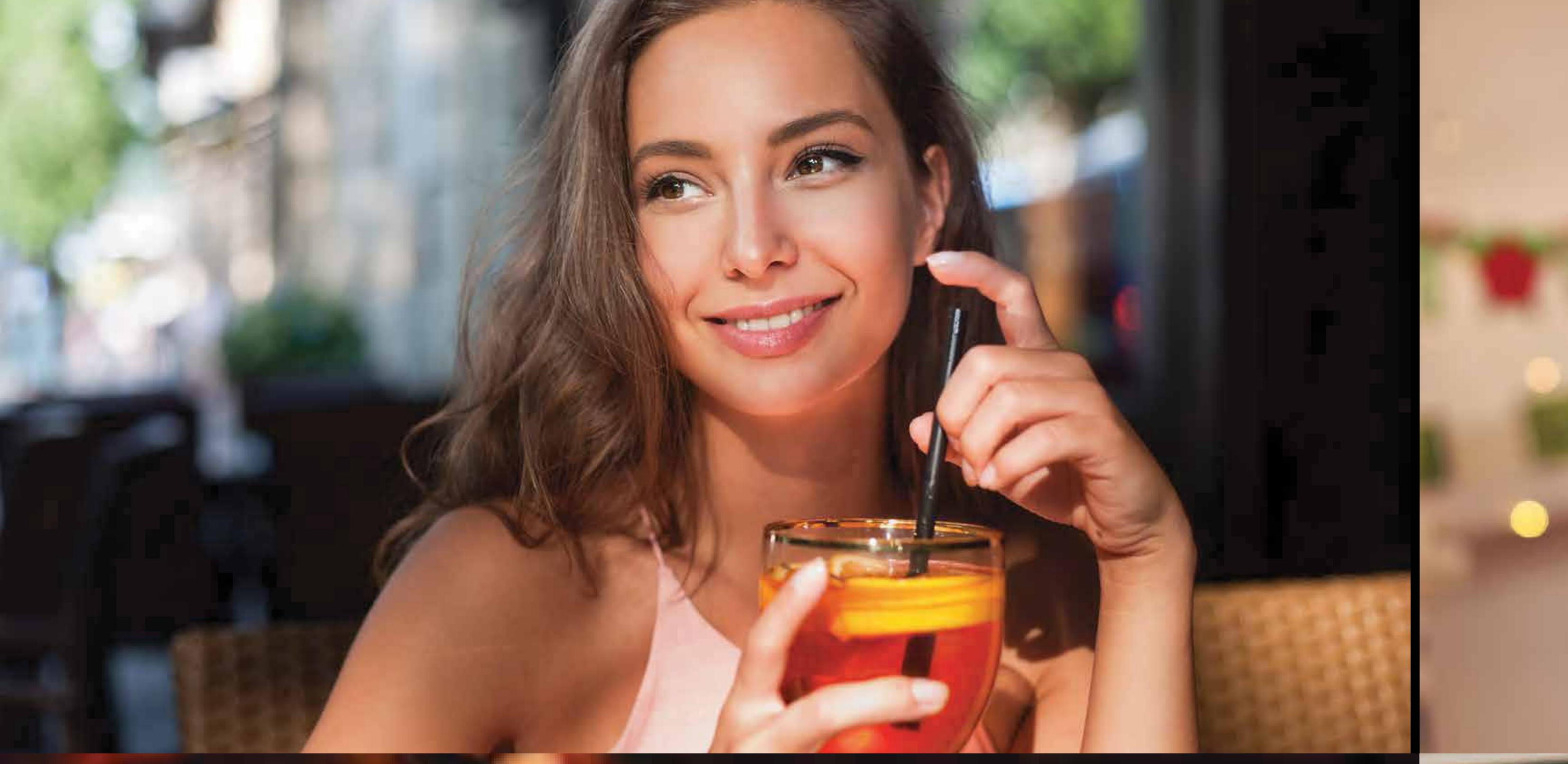
ANDHERI'S NEWEST  
COSMOPOLITAN PLAYGROUND

| CELEB LIFE |



INDULGE  
INTO  
MAJESTIC LIFESTYLE  
OF  
ROSWALT ZAIDEN





ROSWALT ZAIDEN  
IS CREATED  
WITH UNRIVALLED  
DEDICATION TO  
MINUTIAE  
MODERNITY



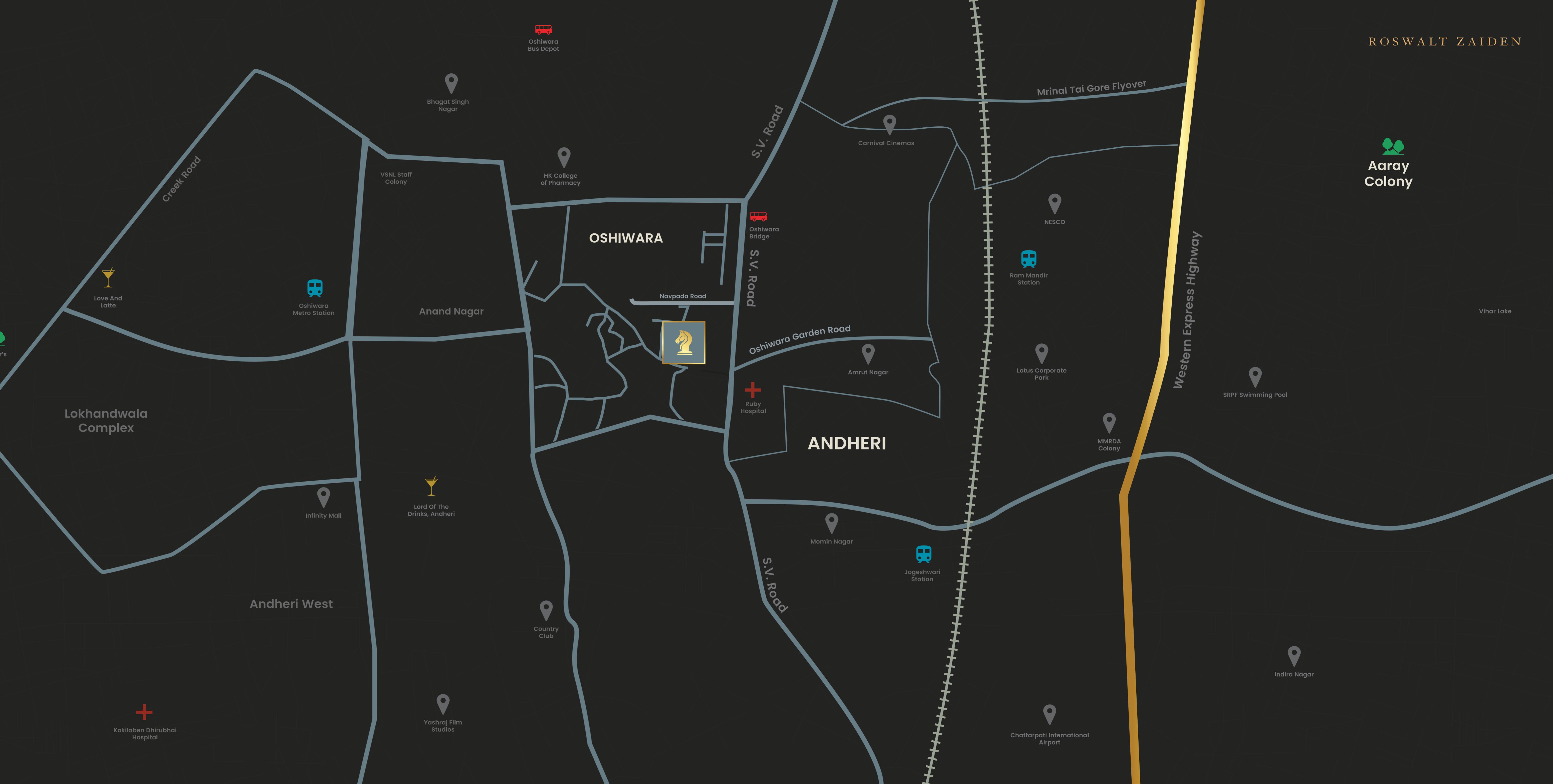
# GLOBALLY LOVED LOCATION

Andheri is a globally accepted residential landmark. It is a central point that connects the whole city. **ROSWALT ZAIDEN** is situated at one such location where lifestyle, community and serenity harmonizes.

## LEGENDS

0.1 KM	S.V. ROAD
0.5 KM	OSHIWARA BUS DEPOT
1.5 KM	JOGESHWARI RAILWAY STATION
08 KM	DOMESTIC AIRPORT

01 KM	RAM MANDIR RAILWAY STATION
02 KM	PVR CINEMAS
02 KM	WESTERN EXPRESS HIGHWAY
04 KM	KOKILABEN DHIRUBHAI AMBANI HOSPITAL
10 KM	INTERNATIONAL AIRPORT
15 KM	BKC



ROSWALT ZAIDEN

DARE TO LIVE LARGE  
ELEVATED LIFE WITH REMARKABLE  
NEW HEIGHTS

CELEB LIFE

ROSWALT ZAIDEN



Artist's Impression

SETTING NEW STANDARDS  
OF ACCESSIBILITY

ROSWALT ZAIDEN makes your busy life simpler. It is expeditely situated at one of the buzzing zones of Andheri, with upcoming Metro Stations, Malls, Railway Stations and other experience centres in close proximity.



EXPERIENCE MAXIMUM LIFE  
WITH MAXIMUM CONNECTIVITY.

ROSWALT ZAIDEN

# EASTVIEW<sup>T</sup>



# INDULGENCE



LET US LEAD YOU ON A JOURNEY TO  
REDISCOVER YOURSELF WITH OUR WIDE RANGE  
OF WELLNESS AMENITIES.



YOGA ROOM / ZUMBA ROOM



SWIMMING POOL



JOGGING TRACK



GYMNASIUM



ZEN GARDEN

WE OFFER A QUINTESSENTIAL PLAYGROUND  
FOR YOUR KIDS TO LEARN, GROW AND GET INSPIRED AT.  
LET THE KIDS PLAY THE DAY AWAY.



INDOOR GAMES



CHILDREN'S PLAY AREA



BASKETBALL COURT



BADMINTON COURT



KID'S SWIMMING POOL



BOX CRICKET



FOOTBALL TURF



KID'S ZONE



# ELDERLY

UNFOLDING A WIDE RANGE OF AMENITIES FOR  
YOUR PARENTS TO IMMERSE INTO AND RELAX  
THEIR MIND, BODY AND SOUL.



LIBRARY



MEDICAL ROOM



OLD FOLK AREA



STAR GAZING DECK



STRETCHER LIFT

YOUR CONNOISSEURIAL LIVING DESERVES EVERYTHING MAJESTIC!  
FIND UNLIMITED ENTERTAINMENT AT YOUR FINGERTIPS WITH  
YOUR LIFE AT ROSWALT ZAIDEN.



MINI THEATRE



BANQUET HALL



CAFE



POOLSIDE BARBEQUE



SALON





# AMENITY RICH

THOUGHTFULLY CREATED AMENITIES, ELEVATE YOUR SPIRIT;  
TAKE A PLUNGE INTO THE AISLES OF HIGH-END  
ENTERTAINMENT EXPANSE.



LAWN



STEAM ROOM



VIEWING DECK



STACK PARKING



CONFERENCE ROOM

# UNIT PLANS

TOWER -	A
UNIT NO. -	11
TYPE -	2 BHK
RERA CARPET AREA -	606 SQ.FT.
SERVICE SLAB -	48.33 SQ.FT.
TOTAL AREA -	<b>656.33 SQ.FT.</b>



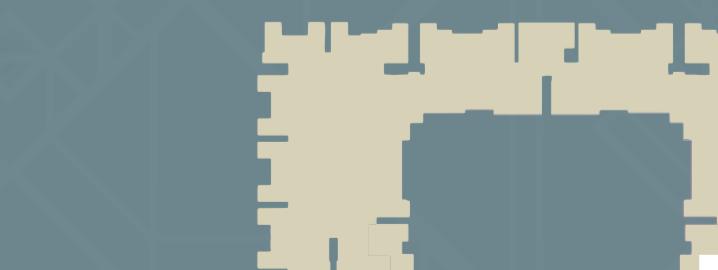
Key Plan



TOWER -	A
UNIT NO. -	10
TYPE -	2 BHK
RERA CARPET AREA -	603 SQ.FT.
SERVICE SLAB -	71.9 SQ.FT.
TOTAL AREA -	<b>674.9 SQ.FT.</b>



Key Plan



# UNIT PLANS

TOWER -	A
UNIT NO. -	1, 2, 3, 4, 5, 6, 7, 8, 9, 14
TYPE -	1 BHK
RERA CARPET AREA -	401 SQ.FT.
SERVICE SLAB -	23.76 SQ.FT.
TOTAL AREA -	<b>424.76 SQ.FT.</b>



Key Plan



TOWER -	A
TYPE -	1 BHK + 1 BHK
RERA CARPET AREA -	809 SQ.FT.
SERVICE SLAB -	47.52 SQ.FT.
TOTAL AREA -	<b>856.52 SQ.FT.</b>

Key Plan



\*All plans are for representative purposes and subject to change.



\*All plans are for representative purposes and subject to change.

# UNIT PLANS

TOWER -	A
UNIT NO. -	15
TYPE -	2 BHK
RERA CARPET AREA -	608 SQ.FT.
SERVICE SLAB -	39.07 SQ.FT.
TOTAL AREA -	<b>647.07 SQ.FT.</b>



Key Plan



\*All plans are for representative purposes and subject to change.



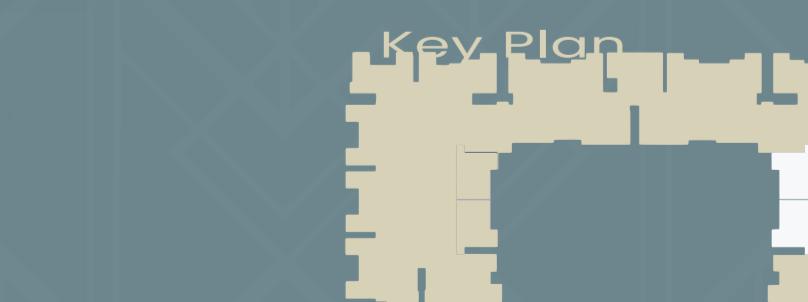
A

12, 13

2 BHK

674 SQ.FT.

42.62 SQ.FT.

**716.62 SQ.FT.**

All images are for representative purposes only.

# WING A FLOOR PLAN



SR. NO.	FLAT NO.	UNIT	RERA CARPET	SERVICE SLAB
1.	01, 02, 03, 04, 05, 06, 07, 08, 09, 14	1 BHK	401.71	23.76
2.	10	2 BHK	603	71.90
3.	11	2 BHK	603	48.33
4.	15	2 BHK	608	39.07
5.	12, 13	2 BHK	674	42.62



# UNIT PLANS



\*All plans are for representative purposes and subject to change.



\*All plans are for representative purposes and subject to change.

# UNIT PLANS



TOWER -	B
UNIT NO. -	10
TYPE -	2 BHK
RERA CARPET AREA -	625 SQ.FT.
SERVICE SLAB -	59.75 SQ.FT.
TOTAL AREA -	684.75 SQ.FT.



\*All plans are for representative purposes and subject to change.



TOWER -	B
TYPE	2 BHK + 2 BHK
RERA CARPET AREA	1333 SQ.FT.
SERVICE SLAB-	85.8 SQ.FT.

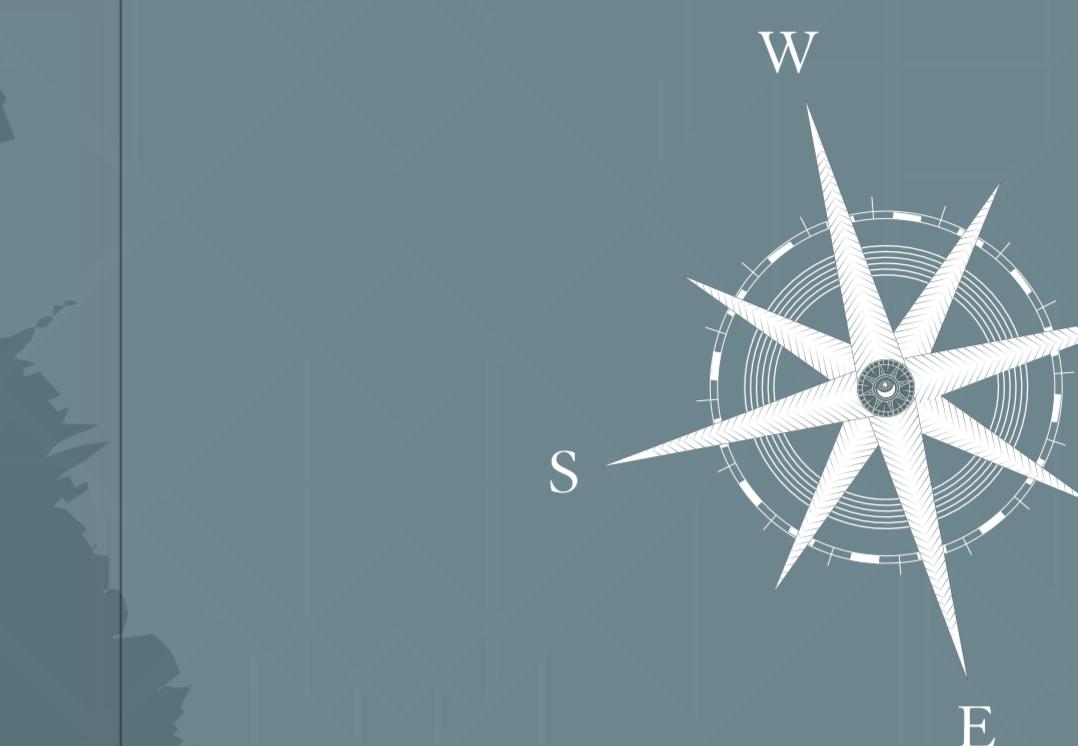


\*All plans are for representative purposes and subject to change.

# WING B FLOOR PLAN



SR. NO.	FLAT NO.	UNIT	RERA CARPET	SERVICE SLAB
1.	1, 2, 3 & 4	2 BHK	605	33
2.	5, 6, 7, 8 & 9	2 BHK	605	43.8
3.	10	2 BHK	625	59.75



# UNIT PLANS

TOWER -	C
UNIT NO. -	1, 2, 3, 4, 6, 7, 8, 9, 10, 12 & 13
TYPE -	1 BHK
RERA CARPET AREA -	401 SQ.FT.
SERVICE SLAB -	36.59 SQ.FT.
TOTAL AREA -	<b>437.59 SQ.FT.</b>



Key Plan



\*All plans are for representative purposes and subject to change.



Key Plan



TOWER -	C
UNIT NO. -	5 & 11
TYPE -	2 BHK
RERA CARPET AREA -	640 SQ.FT.
SERVICE SLAB -	19.59 SQ.FT.
TOTAL AREA -	<b>659.59 SQ.FT.</b>

\*All plans are for representative purposes and subject to change.

# UNIT PLANS

TOWER -	C
UNIT NO. -	14 & 15
TYPE -	2 BHK
RERA CARPET AREA -	676 SQ.FT.
SERVICE SLAB -	52.25 SQ.FT.
TOTAL AREA -	<b>728.25 SQ.FT.</b>



\*All plans are for representative purposes and subject to change.



# WING C FLOOR PLAN



<b>SR. NO.</b>	<b>FLAT NO.</b>	<b>UNIT</b>	<b>RERA CARPET</b>	<b>SERVICE SLAB</b>
1.	01 & 02	1 BHK	401	26.8
2.	03 & 04	1 BHK	401	23.35
3.	05	2 BHK	639	21.2
4.	06	1 BHK	401	36.59
5.	07, 08, 09 & 10	1 BHK	401	24.97
6.	11	2 BHK	639	19.59
7.	12	1 BHK	401	35.52
8.	13	1 BHK	401	23.35
9.	14	2 BHK	676	52.14
10.	15	2 BHK	676	52.25

# TYPICAL FLOOR PLAN



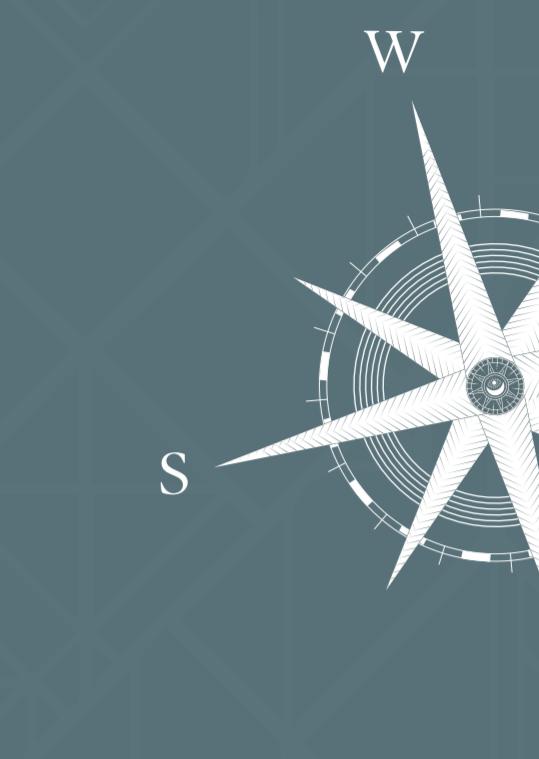
ROSWALT ZAIDEN

27.45 M WIDE DP ROAD



12.20 M WIDE DP ROAD

20.00 M WIDE DP ROAD  
TOWARDS S.V. ROAD



ROSWALT ZAIDEN

\*All plans are for representative purposes and subject to change.

# REFUGE FLOOR PLAN



ROSWALT ZAIDEN

ROSWALT ZAIDEN

27.45 M WIDE DP ROAD



20.00 M WIDE DP ROAD  
TOWARDS S.V. ROAD



REFUGE FLOOR - 06

\*All plans are for representative purposes and subject to change.

# REFUGE FLOOR PLAN



ROSWALT ZAIDEN

27.45 M WIDE DP ROAD



C WING

12.20 M WIDE DP ROAD



B WING

A WING



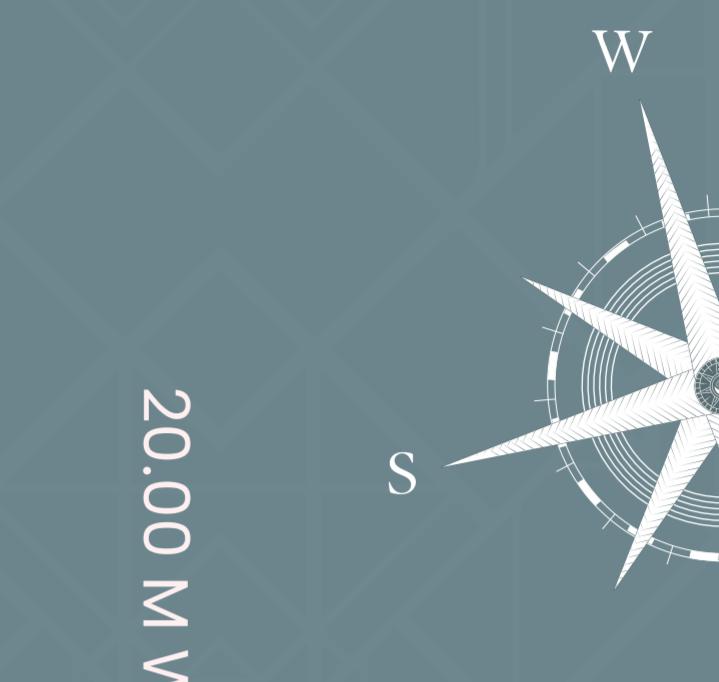
20.00 M WIDE DP ROAD  
TOWARDS S.V. ROAD

REFUGE FLOORS - 13, 20 & 27

REFUGE AREA PROPOSED  
1944.19 SQ.FT. / 180.62 SQ.MT.

REFUGE AREA PROPOSED  
2229.11 SQ.FT. / 207.09 SQ.MT.

REFUGE AREA PROPOSED  
2136.97 SQ.FT. / 198.53 SQ.MT.



ROSWALT ZAIDEN

\*All plans are for representative purposes and subject to change.

# REFUGE FLOOR PLAN



ROSWALT ZAIDEN

12.20 M WIDE DP ROAD

27.45 M WIDE DP ROAD



REFUGE FLOOR - 34

B  
WING

A  
WING



20.00 M WIDE DP ROAD  
TOWARDS S.V. ROAD



ROSWALT ZAIDEN

\*All plans are for representative purposes and subject to change.

# MENITIES LOORPLAN

- Y OFFICE
  - Y
  - ENCE ROOM
  - OM
  - L ROOM
  - THEATRE
  - EN'S PLAY AREA
  - ZUMBA ROOM
  - ROOM
  - ASIUM
  - 12. INDOOR GAMES
  - 13. BASKETBALL COURSE
  - 14. BADMINTON COURSE
  - 15. LAWN
  - 16. SWIMMING POOL
  - 17. KID'S SWIMMING POOL
  - 18. KID'S PLAYGROUND
  - 19. CAFETERIA
  - 20. BANQUET HALL
  - 21. OLD FOLK AREA
  - 22. ZEN GARDEN



\*All plans are for representative purposes and subject to change.

# TERRACE FLOOR PLAN



1. VIEWING DECK  
2. JOGGING TRACK  
3. LEISURE AREA

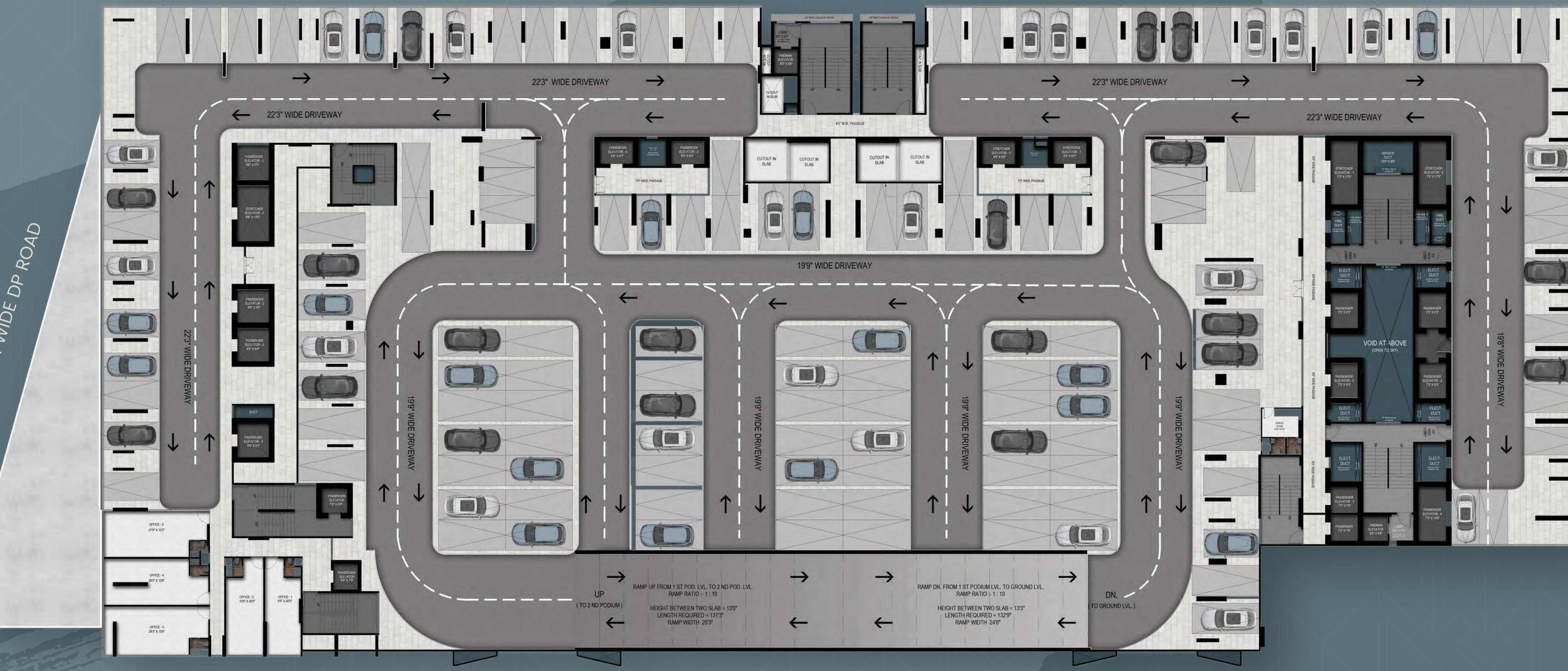
4. BOX CRICKET  
5. FOOTBALL TURF



# PARKING PLAN

# OSWALT ZAIDEN

ROSWALT ZAIDEN



All plans are for representative purposes and subject to change.

# GROUND FLOOR PLAN



ROSWALT ZAIDEN

12.20 M WIDE DP ROAD





# ATTRIBUTES & ELEMENTS

*Unleash the ultimate tier of richness with paramount space for living and leisure*



All flats are planned to have zero passage waste in the area, resulting in flats with the same carpet area but larger room sizes.

Every flat has a minimum 5 feet wide wall space for a name plate at the entrance.

Every 1 BHK flat consists of one toilet and bathroom attached to the bedroom and one as a common toilet.

All units consist of 8 feet width French window which allows maximum light and air ventilation.

Additional service slab is provided in Toilet duct and Kitchen for AC outdoor unit and storage purpose.

# ATTRIBUTES & ELEMENTS

*Heralding a new age  
for world-class amenities*

Rediscover elusive composition of architectural wonder with ROSWALT ZAIDEN. At the heart of this lot are amenities that unleash the ultimate tier of richness with paramount space for living and leisure. Fusing exceptional interior design with modern tech reflects our client's aspirations!

Dive into this rhythm of modern yet timeless construction.



Lobby area has adequate light and air ventilation.

Each wing has high-speed passenger and service elevators with a capacity of 18 passengers and a speed of 2.5 m/sec. which enables quick access to the desired floor and to carry heavy loads in an emergency.

The entire vicinity is equipped with 24 x 7 CCTV surveillance.

Stack parking is provided with a power backup facility.